

Exhibit A to Resolution No. 2009-20

Amendments to the Sedona City Code, by adding an updated development impact fee schedule to Section 8-3 of the Sedona City Code, May 12, 2009

DEVELOPMENT IMPACT FEE SCHEDULE

Updated Fee Schedule Effective July 1, 2009

Storm Drainage Development Fees (by Drainage Basins)

Storm Drainage development fees are determined by location of project within four separate drainage basins: Dry Creek Wash, Coffeepot Wash, Soldier Wash and Oak Creek Wash as defined in Section 6.2 "Major Drainage Corridors" of the City of Sedona Stormwater Master Plan, Stormwater Facilities Master Plan.

	Dry Creek Wash	Coffeepot Wash	Soldier Wash	Oak Creek Wash
Residential (per unit)				
Single-Family				
Very Low Density	\$2,824	\$0	\$0	\$0
Low Density	\$2,259	\$1,321	\$319	\$396
Medium Density	\$1,411	\$826	\$200	\$248
High Density	\$707	\$413	\$0	\$123
Multi-family	\$529	\$309	\$75	\$92
All Other Types of Housing	\$0	\$347	\$0	\$105
Nonresidential (per square foot of total land development)				
Nonresidential Development	\$0.17	\$0.09	\$0.02	\$0.03

Citywide Development Fees

	Parks & Recreation	General Government	Police	Transportation	TOTAL
Residential (per unit)					
Single-Family Detached	\$6,718	\$264	\$313	\$1,939	\$9,234.00
Multi-Family	\$5,752	\$226	\$268	\$1,362	\$7,608.00
All Other Types of Housing	\$5,965	\$234	\$277	\$1,012	\$7,488.00
Nonresidential (per square foot of building/hotel room)					
Commercial 25,000 SF or less	N/A	\$0.41	\$0.71	\$9.84	\$10.96
Commercial 25,001 - 50,000 SF	N/A	\$0.36	\$0.67	\$9.13	\$10.16
Commercial 50,001 - 100,000	N/A	\$0.31	\$0.59	\$7.99	\$8.89

SF					
Commercial 100,001 - 200,000 SF	NA	\$0.27	\$0.50	\$6.91	\$7.68
Commercial over 200,000 SF	N/A	\$0.25	\$0.43	\$5.94	\$6.62
Office/Inst 10,000 SF or less	N/A	\$0.53	\$0.33	\$4.59	\$5.45
Office/Inst 10,001 - 25,000 SF	N/A	\$0.49	\$0.27	\$3.72	\$4.48
Office/Inst 25,001 - 50,000 SF	N/A	\$0.46	\$0.23	\$3.17	\$3.86
Office/Inst 50,001 - 100,000 SF	N/A	\$0.44	\$0.20	\$2.71	\$3.35
Office/Inst over 100,000 SF	N/A	\$0.41	\$0.18	\$2.30	\$2.89
Business Park	N/A	\$0.39	\$0.18	\$2.59	\$3.16
Light Industrial	N/A	\$0.28	\$0.10	\$1.41	\$1.79
Warehousing	N/A	\$0.16	\$0.07	\$1.01	\$1.24
Manufacturing	N/A	\$0.23	\$0.05	\$0.77	\$1.05
Hotel (per room)	N/A	\$53	\$84	\$1,142	\$1,279